

WICHITA HISTORIC PRESERVATION BOARD MINUTES
14 APRIL 2003
CITY HALL, 455 N. MAIN, 10TH FLOOR-MAPD CONFERENCE ROOM
3:00 P.M.

The regular meeting of the Historic Preservation Board was held Monday, April 14th, 2003 at 3:00 P.M. in the Metropolitan Area Planning Department's Conference Room, City Hall – Tenth Floor, 455 N. Main, Wichita, Kansas.

Members Present : Keith Lawing (Chair)
Jim Guy (Vice Chair)
Kim Edgington,
George Platt
Stan Shelden, in at 3:20pm

Members Absent : Paul Cavanaugh
Randal Steiner

Staff Present : Kathy Morgan, Historic Preservation Planner
Jeanne L. de Grasse, Planning Analyst
Mike Gable, OCI
Jim Dougherty, City Archaeologist

ITEM NO. 1 ROLL CALL

The meeting was called to order and board members stated their names.

ITEM NO. 2 ADDITIONS OR ADJUSTMENTS TO THE AGENDA

Motion #1: Motion was made by Lawing, seconded by Guy, to add HPC 2003-00007 and HPC 2003-00071 to the agenda under Item 7. Motion carried unanimously (4-0).

ITEM NO. 3 REVOLVING LOAN FUND UPDATE

Revolving Loan Fund – Residential
Revolving Loan Fund – Non-residential
Deferred Loan Fund – Residential

ITEM NO. 4 CORRESPONDENCE

ITEM NO. 5 APPROVAL OF MINUTES FROM THE 10 FEBRUARY 2003 BOARD RETREAT, 10 MARCH 2003 AND 27 MARCH 2003 BOARD MEETINGS

Motion #2: Motion was made by Guy, seconded by Platt, to receive and file the minutes from the 10 February Board Retreat and to approve the minutes from the 10 March and 27 March 2003 meetings. Motion carried unanimously (4-0).

ITEM NO. 6 OLD BUSINESS

MINOR: (HPC2003-00028) Environs, East Douglas Historic District
APPLICANT: Linda Earnst
FOR: 504 E Douglas

Applicant proposes to install a projecting sign.

This application was deferred at the sign designer's request until the 12 May 2003 Board meeting.

ITEM NO. 7 CERTIFICATE OF APPROPRIATENESS APPLICATIONS

1. **MINOR:** (HPC2003-00037) Environs, McCormick School
APPLICANT: Wilson Darnell Mann – Wes Darnell
FOR: 1008 S Martinson

Applicant proposes to tear off roof down to deck, replace rafters as needed, re-shingle with 3-tab asphalt shingles, tan in color.

2. **MINOR:** (HPC2003-00040) Environs, Burton Stockcar Building #9
 APPLICANT: Meyer's Bakeries
 FOR: 3500 N Santa Fe

Applicant proposes to pour a 16' x 16' concrete pad and build a 42' tall x 12' diameter concrete flour silo.

3. **MINOR:** (HPC2003-00041) Environs, Sternberg House
 APPLICANT: Ella Elaine Gilbert
 FOR: 1125 N. Waco

Applicant proposes to replace damaged roof shingles.

4. **MINOR:** (HPC2003-00049) Environs, Senator Long House
 APPLICANT: Enterprise Construction
 FOR: 330 N. Vassar

Applicant proposes to tear off roof to rafters, re-sheet and re-roof with Heritage 3 composition shingles.

5. **MINOR:** (HPC2003-00056) Environs, Wheeler Kelley Hagney Bld
 APPLICANT: George Lay Sign Co
 FOR: 221 S Topeka

Applicant proposes to furnish and install 4' x 10' aluminum pan sign with building name and address, installed with "L" clips on north face of brick wall.

6. **MINOR:** (HPC2003-00057) Bitting Historic District
 APPLICANT: Wichita Roofing & Remodeling
 FOR: 1139 N Bitting

Applicant proposes to re-roof the detached garage by tearing off to the deck, then re-shingling with white 3-tab composition shingles.

7. **MINOR:** (HPC2003-00059) East Douglas Historic District
 APPLICANT: Grove Sign Company
 FOR: 515 E. Douglas

Applicant proposes to install a new 4' x 3' oval painted wood projecting sign on a scrolled iron arm bracket.

8. **MINOR:** (HPC2003-00061) East Douglas Historic District
 APPLICANT: Bob Weninger Construction
 FOR: 216 S Commerce

Applicant proposes to apply new 2-ply roof covering over existing built-up roof.

Motion #3: Motion was made by Lawing, seconded by Guy, to receiver and file Certificates of Appropriateness, HPC2003-37, 40, 41, 49, 56, 57, 59, and 61. Motion carried unanimously (4-0).

9. **MAJOR:** (HPC2003-00054) Environs, the Steinbuchel House
 APPLICANT: Martin Beatty
 FOR: 120 & 122 W 18th St North

Applicant proposes to remove smaller windows and replace with dormers with new windows, put on new gutters, paint exterior wood, possibly re-roof.

Motion #4: Motion was made by Guy, seconded by Edginton, that the proposed project as presented does not encroach, damage or destroy the environs of the Steinbuchel House. Motion carried unanimously (4-0).

10. **MAJOR:** (HPC2003-00055) Environs, Fairmount Cottage
 APPLICANT: Leo Stahl
 FOR: 1643 N Fairmount

Applicant proposes to replace existing windows with vinyl windows similar to American Craftsman series 2900, and/or cover over some existing window openings with siding. Remove existing siding and brick veneer and replace all with 12" lap Hardi-plank siding.

Motion #5: Motion was made by Platt, seconded by Shelden, that the proposed project as presented does not

encroach, damage or destroy the environs of the Fairmount Cottage. Motion did not carry (3-2) and another motion (#6) was made.

Motion #6: Motion was made by Lawing, seconded by Guy, that the Historic Preservation members would meet as a design review committee on the site with the potential buyer/applicant and the owner. Motion carried unanimously (5-0).

11. **MAJOR:** (HPC2003-00058) Environs, Campbell Castle
 APPLICANT: Kevin & Jackie McLaughlin
 FOR: 1241 N Woodrow

Applicant proposes to, using site of torn down 16' x 12' garage, build a 24' x 36' 2 story, 2-car garage with a gambrel roof.

Motion #7: Motion was made by Edginton, seconded by Shelden, that the proposed project as presented does not encroach, damage or destroy the environs of Campbell Castle, with the stipulation that the siding on the garage match that of the house in profile and color. Motion carried unanimously (5-0).

12. **MAJOR:** (HPC2003-00007) Environs, Hypatia House
 APPLICANT: Jackie Sanders
 FOR: 1136 N Market

Applicant proposes to rebuild demolished front porch using designs submitted with application.

Motion #8: Motion was made by Lawing, seconded by Guy, that the Historic Preservation members would meet as a design review committee on the site with the applicant to make suggestions for porch designs that are appropriate to the style of the house. Motion carried unanimously (5-0).

13. **MAJOR:** (HPC2003-00071) Environs, Park Place/ Fairview Historic District
 APPLICANT: SWR Contractors, Inc.
 FOR: 1814 N Fairview

Applicant proposes to demolish the existing detached garage and part of concrete driveway and replace with a 24' x 30' x detached garage and concrete. Applicant also proposes to replace porch decking boards, sub-structure, and steps with treated wood and redwood.

Motion #9: Motion was made by Shelden, seconded by Edginton, that the proposed project as presented does not encroach, damage or destroy the environs of the Park Place/ Fairview Historic District. Motion carried unanimously (5-0).

ITEM NO. 8 MISCELLANEOUS MATTERS

1. Donna Goltry, Senior Planner, MAPD – gave a training presentation on zoning codes.
2. Sonia Greteman – presentation of designs for 504 E Douglas and for the new City Arts building was deferred at her request until the 12 May 2003 Board meeting.
3. Board of Realtors training – has been set up for June 18 2003, at a time to be announced.
4. Policy on staff review of applications – Kathy Morgan will forward to Board members a proposal to expand staff approval of Minor applications.

ITEM NO. 9 ADJOURNMENT

Meeting was adjourned at 4:45pm.